

For Office Use Only
Executive Office of Environmental Affairs

EOEA No.: 13955
MEPA Analyst: Aisling Eglinton
Phone: 617-626-1024

ENF Notification Form

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: Arboretum Residential Subdivision		
Street: Off of Sophia Drive (formally Sarah Drive)		
Municipality: Worcester	Watershed: Blackstone River	
Universal Transverse Mercator Coordinates:	Latitude: 42.22840277 Longitude: 71.80816666	
Estimated commencement date: 2007	Estimated completion date: 2010	
Approximate cost: 10 million	Status of project design: 100	%complete
Proponent: Fox Hill Builders, Inc.		
Street: 31 Gallair Circle		
Municipality: Holden	State: MA	Zip Code: 01520
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Steven Gallo		
Firm/Agency: Fox Hill Builders, Inc.	Street: 31 Gallair Circle	
Municipality: Holden	State: MA	Zip Code: 01520
Phone: 508-829-0676	Fax: 508-829-0681	E-mail: steven@gallobuilders.com

Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?
 Yes No

Has this project been filed with MEPA before?
 Yes (EOEA No. _____) No

Has any project on this site been filed with MEPA before?
 Yes (EOEA No. _____) No

Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
 a Single EIR? (see 301 CMR 11.06(8)) Yes No
 a Special Review Procedure? (see 301 CMR 11.09) Yes No
 a Waiver of mandatory EIR? (see 301 CMR 11.11) Yes No
 a Phase I Waiver? (see 301 CMR 11.11) Yes No

Identify any financial assistance or land transfer from an agency of the Commonwealth, including the agency name and the amount of funding or land area (in acres): none

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify _____) No

List Local or Federal Permits and Approvals: Wetlands Order of Conditions, Definitive Planning Board Approval, Sewer Extension Permit _____

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- Land Rare Species Wetlands, Waterways, & Tidelands

- Water
- Energy
- ACEC

- Wastewater
- Air
- Regulations

- Transportation
- Solid & Hazardous Waste
- Historical & Archaeological Resources

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
LAND				<input checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input type="checkbox"/> 401 Water Quality Certification <input type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval
Total site acreage	69.6			
New acres of land altered		11.12		
Acres of impervious area	0	4.76	4.76	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				<input checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:
Gross square footage				
Number of housing units	0	98	98	
Maximum height (in feet)	0	30	30	
TRANSPORTATION				
Vehicle trips per day	0	938	938	
Parking spaces	0	196	196	
WASTEWATER				
Gallons/day (GPD) of water use	0	32,340	32,340	
GPD water withdrawal	0	32,340	32,340	
GPD wastewater generation/ treatment	0	32,340	32,340	
Length of water/sewer mains (in miles)	0	0.4	0.4	

- Note Water and wastewater are based upon 110 gallons per bedroom using 3 bedrooms per unit. However, some units will be 2 bedroom units

CONSERVATION LAND: Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

Yes (Specify _____) No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

Yes (Specify _____) No

RARE SPECIES: Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of

Rare Species, or Exemplary Natural Communities?

Yes (Specify _____) No

HISTORICAL /ARCHAEOLOGICAL RESOURCES: Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

Yes (Specify _____) No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify _____) No

AREAS OF CRITICAL ENVIRONMENTAL CONCERN: Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify _____) No

PROJECT DESCRIPTION: The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (*You may attach one additional page, if necessary.*)

Project Site Description:

This site is located to the north of Upland Street and south of Tennyson Street in the City of Worcester with a small portion of the site located in the Town of Auburn. The site consists of several undeveloped parcels totaling approximately 69.6 acres. The vast majority of the site consists of various aged stands of forest with several delineated wetland resource areas including Bordering Vegetated Wetland (BVW) associated with multiple intermittent streams.

The proposed project consists of the construction of roadways and related infrastructure, including municipal water and sewer services, to service a cluster type subdivision with 49 proposed duplex houses or 98 units. The subdivision has received definitive subdivision approval. Municipal water and sanitary sewer will service the development.

Alternatives Analysis:

Alternatives consisting of a no-build, a 49 single-family home project and a 49 duplex unit cluster subdivision alternatives were evaluated. The no-build alternative would not meet the project purpose nor is it economically feasible. Therefore, the no-build alternative was dismissed. The existing zoning at the site allows for single-family homes and duplex homes. The footprint of a duplex unit is very similar to the footprint of a single-family house. Therefore, land impacts for single-family homes would be very similar. Therefore, the impacts associated with duplex units utilize roughly the same land area while providing twice the number of housing units. Additionally, the duplex units provide more affordable housing than single-family houses. The proposed residences consist of duplex homes with drive under garages built at minimum Worcester front and sideyard zoning setbacks. This design clusters the proposed housing units in a manner that minimizes the amount of disturbance per housing unit.

Mitigation:

Mitigation at the site consists of efforts to concentrate the proposed development as close as possible to the roadways. Measures to prevent adverse impacts during construction will include erosion control barriers and temporary settling basins during construction and permanent stabilization following construction. Stormwater from the proposed development has been designed to meet the DEP Stormwater Management Guidelines to protect water quality and the receiving wetlands and groundwater. **The project has undergone substantial local review and received Definitive Subdivision**

Approval from the Worcester Planning Board and Orders of Conditions from the Worcester and Auburn Conservation Commissions.